

Land Banking Information Report

DATE: August 9, 2006

LEASE NO(S).	635, 8553	COUNTY:	Park County
SALE NUMBER/S AND LEGAL	Sale No: 374 Legal: All Sec.18 Twn. 3S Range: 9E Acres 630 Sale No: 375 Legal: All Sec. 20 Twn. 3S Range: 9E Acres 640		
AREA OFFICE	Northwestern Land Office: Southwestern Land Office: Central Land Office : Northeastern Land Office: Southern Land Office: Eastern Land Office:		
Current Classification:	Ag:	Grazing: X	Timber: Other
Nominated by:	Department X	Lessee	
Isolated	Yes X	No	
	Reason and describe:		
Parcel surrounded by other public land?	Yes:	No: X	
	If yes, explain:		
Parcel surrounded by other conservation easements?	Yes:	No: X	
	If yes, explain:		
Results of MEPA determine significant for threatened or endangered species?	Yes:	No: X	
	If yes, explain:		
Does the parcel/s provide public access to other public or state lands?	Yes:	No: X	
	If yes, explain:		
Does the parcel/s provide access to adjacent private lands?	Yes:	No: X	
	If yes, explain		

Parcel/s income and productivity	<p>Produces less than average rate of income Yes <input checked="" type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> High market value Yes <input checked="" type="checkbox"/> No</p> <p>low return of asset Yes <input checked="" type="checkbox"/> No</p> <p>High administrative costs compared to other similar parcels Yes <input checked="" type="checkbox"/> No</p> <p>Potential to increase productive capacity of the land Yes <input checked="" type="checkbox"/> No</p>
Parcel/s impact on the diversity of the overall asset portfolio within its land classification.	The tracts are entirely classified grazing. Therefore the grazing component of thre portfolio will be reduced by 1270 acres until replacement lands are purchased. At this point we do not know the diversity of the replacement lands.
Extent of infrastructure	<p>Roads: Two Track Water:</p> <p>Availability of Utilities none</p> <p>power: No telephone: No water: No sewer: No</p>
Potential for appreciation or depreciation in the value of the parcel	The parcels are located in Paradise Valley close to Livingston. Land Values in this vicinity have appreciated substantially the past several years and likely will continue to appreciate.
Potential for development or value-added activities that complement local and statewide economic development.	Little potential for value added activities that complement local or state economic development.

Recommendation to sell or retain parcel:

SELL: ☒

RETAIN:

Reasons for Recommendation:

The parcels are isolated and located inside a large private ownership planned for development. The type of development will be clustered building sites with a large component of open space under conservation easement. The majority of the current state land is planned to be under conservation easement. Development of the private land will occur with or without the inclusion of the state land. It is more desirable to plan the development from a landscape perspective and include the current state ownership. To simply develop around them would leave isolated tracts with little habitat values and little utility to the DNRC. These are considered high value tracts that will significantly contribute to the purchase of replacement lands having legal access, adjacent to other state lands and having recreational amenities.

Please attach all supporting documentation, such as letters and maps that are of value in making the decision

This form must be signed and dated below by the individual completing the form, and must be reviewed and approved by staff as indicated in the subsequent blocks.

Garry Williams, Area Manager Central Land Office

Garry Williams, Area Manager

August 2006

Signature of Individual Completing the Form

Date

REVIEW BY DEPARTMENT ADMINSTRATOR

Final

Decision:

Tom Schultz

August 2006

Reason for Final Decision: